



Connells

Anglia Crescent  
Kempsey Worcester



# Anglia Crescent Kempsey Worcester WR5 3UX

For Sale  
£100,000



## Property Description

We are selling this home at a 40% Share. There is ample parking to the side of the property and then upon entering the home there is a cloakroom, modern kitchen, and large lounge/diner with doors leading to the private south facing garden. Upstairs there are two double bedrooms and a bathroom.

## Ground Floor

### Entrance Hall

Ceiling light, radiator, understairs storage cupboard with sockets and lino flooring.

### W.C

Front facing UPVC window, wash hand basin, W.C, ceiling light point, radiator and lino flooring.

### Living Area

15' 5" x 16' 8" ( 4.70m x 5.08m )  
Rear facing UPVC window and french doors, two ceiling light points, tv aerial, telephone point, two radiators and carpet flooring.

### Kitchen

7' 10" x 7' 6" ( 2.39m x 2.29m )  
Front facing UPVC window, wall and base units with counter tops, space for a washing machine, space for a fridge/freezer, 1 1/2 bowl sink and drainer unit, gas oven and hob, extractor fan, combi boiler, ceiling light point and lino flooring.

## First Floor

### Landing

Ceiling light point and carpet flooring.

### Bedroom One

15' 5" x 10' 8" ( 4.70m x 3.25m )  
Two rear facing UPVC windows with shutters, storage cupboard, radiator and carpet flooring.

### Bedroom Two

8' 8" x 13' 10" ( 2.64m x 4.22m )  
Front facing UPVC window, ceiling light point, radiator, loft hatch and carpet flooring.

### Bathroom

Front facing UPVC window, wash hand basin, W.C, bath with mixer shower, extractor fan, ceiling light point, chrome towel radiator and lino flooring.

## Outside

### Outside Front

To the front of the property is a path leading to the front door. There is also parking to the side of the property.

### Outside Rear

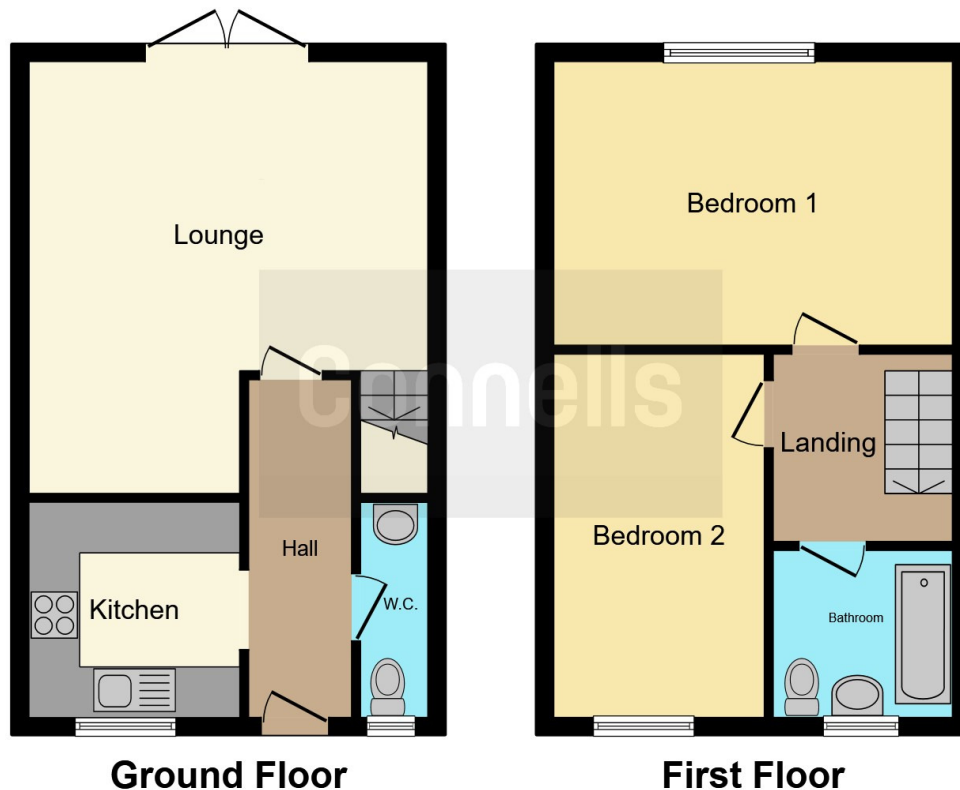
To the rear of the property is an enclosed garden which is mainly laid to lawn with a patio area. There is also a shed to the rear end of the garden and a side access gate.

## Services

All main services are connected to the property.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

**EPC Rating: B**

**view this property online [connells.co.uk/Property/WOR315252](http://connells.co.uk/Property/WOR315252)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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